



MAYOR'S OFFICE OF ENVIRONMENTAL REMEDIATION

100 Gold Street, 2nd Floor
New York, New York 10038

R02-18-R-001

Daniel Walsh, Ph.D.

Director

Tel: (212) 788-8841

Fax: (212) 788-2941

www.nyc.gov/oer

November 9, 2017

Lya Theodoratos
EPA Region 2
290 Broadway, 18th Floor
New York, NY 10007

Dear Ms. Theodoratos:

Enclosed please find an application for a Brownfields Revolving Loan Fund Grant for New York City (NYC).

NYC launched the NYC Voluntary Cleanup Program (VCP), the nation's first municipally-run brownfield voluntary cleanup program, in January 2011. The City VCP works closely with New York State to provide owners and developers of brownfields throughout NYC with the regulatory framework to remediate lightly to moderately contaminated sites.

NYC's RLF program is a source of environmental cleanup funds which facilitates the development of much-needed affordable housing projects. NYC wishes to continue this progress by utilizing EPA RLF monies in targeted communities of need and supplementing the EPA funds with funds from the Mayor's Office of Environmental Remediation and from the NYC Department of Housing Preservation and Development.

Pertinent applicant information follows:

- a. Applicant Information: New York City
Mayor's Office of Environmental Remediation
100 Gold Street, 2nd Floor
New York, NY 10038
- b. Funding Requested:
- | | |
|------------------------------------|----------------------|
| i.) <u>Grant Type</u> | RLF |
| ii) <u>Federal Funds Requested</u> | \$1,000,000 |
| iii) <u>Contaminant:</u> | Hazardous Substances |
- c. Location: City of New York, NY
Counties: Bronx, Kings, New York, Queens, Richmond

d. Contacts

i) Project Director

Daniel C. Walsh, Ph.D., Director
Mayor's Office of Environmental Remediation
100 Gold Street, 2nd Floor
New York, NY 10038
(212) 676-0386
DWalsh@cityhall.nyc.gov

ii) Chief Executive

Bill de Blasio, Mayor
City Hall
New York, NY 10007
212-NEW-YORK
<http://www.nyc.gov/html/static/pages/officeofthemayor/contact.shtml>

e. Population:

- i) 8,426,743 (2011- 2015 ACS 5 year estimate)
- ii) N/A
- iii) NYC includes two counties (Bronx, Kings) experiencing "persistent poverty" where 20% or more of its population has lived in poverty over the past 30 years.

f. Other Factors Checklist:

Please see attached.

g. Letter from State Authority:

Please see attached.

I am excited about the opportunity this grant will provide to New York City and look forward to a favorable response.

Sincerely,



Daniel C. Walsh, Ph.D

Appendix 3

RLF Other Factors Checklist

Name of Applicant: NYC Office of Environmental Remediation

Please identify (with an **X**) which, if any of the below items apply to your community or your project as described in your proposal. To be considered for an Other Factor, you must include the page number where each applicable factor is discussed in your proposal. EPA will verify these disclosures prior to selection and may consider this information during the selection process. If this information is not clearly discussed in your narrative proposal or in any other attachments, it will not be considered during the selection process.

Other Factor	Page #
<i>None of the Other Factors are applicable.</i>	
Community population is 10,000 or less.	
The jurisdiction is located within, or includes, a county experiencing “persistent poverty” where 20% or more of its population has lived in poverty over the past 30 years, as measured by the 1990 and 2000 decennial censuses and the most recent Small Area Income and Poverty Estimates.	
Applicant is, or will assist, a federally recognized Indian tribe or United States territory.	
Target brownfield sites are impacted by mine-scarred land.	
Applicant demonstrates firm leveraging commitments for facilitating brownfield project completion, by identifying in the proposal the amounts and contributors of resources and including documentation that ties directly to the project.	10
Applicant is a recipient of an EPA Brownfields Area-Wide Planning grant.	

NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION

Division of Environmental Remediation, Bureau of Program Management
625 Broadway, 12th Floor, Albany, NY 12233-7012
P: (518) 402-9764 | F: (518) 402-9722
www.dec.ny.gov

NOV 07 2017

Daniel Walsh, Director
New York City
Mayor's Office of Environmental Remediation
100 Gold Street, 2nd Floor
New York, NY 10038

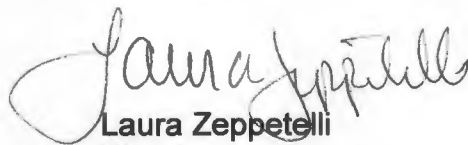
Dear Mr. Walsh:

This is to acknowledge that the New York State Department of Environmental Conservation (Department) received a request from the City's consultant, BRS, Inc., dated November 6, 2017, for a state acknowledgement letter for United States Environmental Protection Agency (USEPA) Brownfield grant.

I understand that the City plans to submit a Revolving Loan Grant proposal in the amount of up to \$1,000,000. The loan fund will be managed through the Office of Environmental Remediation.

The Department encourages initiatives to redevelop brownfields with the goal of mitigating any environmental and health impacts that they might pose.

Sincerely,



Laura Zeppetelli
Director
Bureau of Program Management

ec: T. Wesley, USEPA Region 2
G. Burke/J. O'Connell, NYSDEC



Department of
Environmental
Conservation

I. COMMUNITY NEED

a. Target Area and Brownfields

i. Targeted Community and Target Area Descriptions:

New York City (NYC) is the most populous city in the United States, with an estimated 8.43 million people living in 302.64 square miles, for a population density of nearly 28,000 people per square mile; over 310 times the national average density (2011-2015 ACS). This creates a pressing need for housing. Despite NYC's proven track record of utilizing the EPA RLF program to support the creation of affordable housing -- since 2014, RLF loans and subgrants have supported the creation of 3,600 units of affordable and supportive housing throughout the city -- the need for additional affordable housing remains intense (OneNYC Progress Report, 2017).

In its strategic planning documents, the City estimated that NYC has over 7,600 acres of brownfields. This includes approximately 4,000 acres of vacant manufacturing land and 1,700 acres of vacant land that contains contaminated historic fill. NYC Departments of Finance and City Planning data from 2009 indicate that the City has over 3,150 vacant commercial and industrial lots, most of which are brownfields due to suspected contamination from prior operations. Since 2014, NYC's Office of Environmental Remediation (OER) has remediated 544 brownfield sites, almost all of which are located in low- and moderate-income communities.

NYC will continue this important work by targeting RLF activities in low-income neighborhoods that are dealing with both a high concentration of vacant and underutilized parcels, as well as a severe shortage of affordable housing. Three such neighborhoods are representative of the communities to be assisted with this grant and are being used for illustrative purposes: Bushwick and Brownsville, both located in the Borough of Brooklyn, and Central Harlem, located in the Borough of Manhattan. All three of these neighborhoods were decimated by widespread looting, arson, crime, and rioting in the 1970s and 1980s leading to decades of abandonment and decline.

ii. Demographic Information and Indicators of Need:

Today these communities still suffer from the effects of population decline and disinvestment. According to the Furman Center for Real Estate & Urban Policy at NYU, Bushwick, Brownsville and Central Harlem are still some of the poorest neighborhoods in all of NYC.

According to the NYC Department of Health 2015 Community Health Profiles, 30% of residents of Bushwick live below the Federal Poverty Level, and the unemployment rate - roughly one in six Bushwick adults ages 16 and older - is the second-highest in Brooklyn. Similarly, 37% of Brownsville residents live below the Federal Poverty Level and roughly one in six adults ages 16 and older is unemployed, making Brownsville the poorest neighborhood in Brooklyn and the seventh-poorest neighborhood in NYC. Finally, 29% of residents of Central Harlem live below the Federal Poverty Level, making it the second-poorest neighborhood in Manhattan.

In addition, residents of these neighborhoods face significant barriers to accessing high-quality affordable housing. For example, between 1990 and 2014, Bushwick saw a 44% increase in average rent costs, the fourth highest rise in New York City. More than 80% of residents are renters, and of these, more than half of spend more than 30% of their monthly gross income on rent. In Central Harlem, 40.5% of households spend 35% or more of their income on rent, exceeding the baseline for being considered 'housing burdened.' The NYC housing market has traditionally had the lowest homeownership rate of all large cities in the nation, in part because of very high housing costs relative to income levels (HUD Comprehensive Market Analysis: New York City, New York, 2015).

Demographic information contained below highlights census tracts in the neighborhoods of Bushwick, Brownsville and Central Harlem where NYC will target brownfield redevelopment. Because these neighborhoods are so densely populated, each census tract only represents a small geographic section of the neighborhood. Census tracts for the three priority projects are used for the table below, but the numbers provided above from the NYC Department of Health are representative of the overall neighborhoods. As is shown in the table below, nearly every major economic indicator of distress in these areas, including poverty, unemployment, and housing affordability, is significantly higher than the city, state and national averages.

Demographic Information for New York City¹

	US	New York State	New York City	Bushwick (CT 491)	Brownsville (CT 898)	Central Harlem (CT 215)
Population:	316,515,021	19,673,174	8,426,743	6,017	1,777	3,756
Unemployment:	5.3%	5.6%	6.5%	4.3%	10.5%	5.6%
Families Below Poverty:	11.5%	12.0%	17.5%	12.3%	25.5%	25.0%
Percent Minority:	37.7%	43.2%	67.5%	83.4%	99.2%	85.8%
Median Household Income:	\$53,482	\$58,687	\$52,737	\$32,813	\$38,988	\$33,477
Per Capita Income:	\$28,555	\$32,829	\$32,459	\$20,690	\$17,278	\$17,403
Housing Burdened (Paying > 30% Gross Income for Rent):	52.3%	53.9%	54.2%	74.6%	57.0%	42.1%
Households receiving Food Stamp benefits in past 12 months:	13.0%	15.1%	20.4%	27.1%	29.5%	19.0%
Population Lacking High School Level Education:	13.3%	14.4%	19.7%	32.7%	13.2%	21.2%
Language other than English:	21.0%	30.4%	49.1%	71.7%	11.0%	35.8%

¹ Data from 2011-2015 American Communities Survey 5-Year Estimates

iii. Description of Brownfields: Brownfields in NYC cluster in poor and disadvantaged neighborhoods where land values often are too low to support the cost of environmental investigation and cleanup. These include not only historically industrial areas and transportation corridors, but also residential areas in low-income communities due to the city's long history of unregulated use of contaminated materials to fill lowlands, illegal dumping, and the absence of zoning regulations in the early part of the 20th century when industrial activity was at its peak. These practices have left a profound environmental legacy in these communities where few resources are available to address brownfields.

The neighborhoods of Bushwick, Brownsville and Harlem contain numerous brownfield sites; however, New York City will prioritize the redevelopment of three sites in support of affordable housing:

- **Debevoise Senior Housing Project, Bushwick (Brooklyn)** is a surface parking lot targeted for 65 units of affordable housing. It is surrounded on three sides by dense, multi-story residential housing, and is an underutilized parcel. Contamination from an adjacent dry cleaning facility and on-site historic fill are currently being investigated and will likely require some form of soil cleanup.
- **3 Livonia Avenue, Brownsville (Brooklyn)** is part of a multiphase redevelopment a property that has been vacant for nearly 40 years. Development plans call for 125 rental units for formerly homeless residents. The complex will also have ground-floor retail space. Former and surrounding uses included a dry cleaners and a storage shed for a hospital complex. Areas of concern include historic fill material, PCBs, lead from lead-based paints, and asbestos containing materials. This brownfield site caps the end of a row of residential properties and is immediately adjacent to an elevated train line.
- **302 W. 127th Street, Central Harlem (Manhattan)** is a vacant property targeted for 117 units of affordable housing, of which 71 will be for formerly homeless residents. It is immediately adjacent to a multi-story residential building and a one-story church annex, and is catty-corner to the St. Nicholas Houses public housing project. Areas of concern include historic fill material, lead from lead-based paints, and asbestos containing materials.

b. Welfare, Environmental, and Public Health Impacts

i. Welfare Impacts: According to the NYU Furman Center's 2016 "State of New York City's Housing and Neighborhoods", higher poverty neighborhoods, like the ones targeted for funding through this application, have higher violent crime rates, poorer performing schools, and fewer adults who are college educated.

In 2011-2015, high- and extreme-poverty neighborhoods in New York City experienced more than three times as much serious violent crime as low-poverty neighborhoods (7.5 serious violent crimes per 1,000 residents versus 2.2 serious violent crimes per 1,000 residents). Statistics on non-fatal assault hospitalizations capture the consequences of community violence. For example, in Bushwick, injury assault rate is the highest in the city at 180 per 100,000 residents (NYC Dept. of Health Community Health Profiles, 2015).

Further, children are more likely to live in higher poverty neighborhoods than adults or seniors: 30% of all children in New York City lived in a high- or extreme-poverty neighborhood in 2011-2015. 54.1% of poor children in New York City lived in a high- or extreme-poverty neighborhood in 2011-2015. In Bushwick, the percentage of elementary school students who miss 20 or more school days is the highest in the city. Meanwhile, in Central Harlem, over a quarter of elementary school students miss 20 or more school days. Finally, 52% of residents aged 25 or older in low-poverty neighborhoods had a college degree compared to 13% in extreme-poverty areas. (NYU Furman Center, 2016).

ii. Cumulative Environmental Issues: In addition to brownfields, NYC faces a multitude of environmental issues. Residents of New York City's lower-income neighborhoods have historically been exposed to a disproportionate share of environmental hazards, leading to serious concerns about equity and environmental injustice. The environmental justice movement in NYC dates back several decades, and the environmental issues the city confronts in poor and minority communities include: old housing stock that results in exposure to lead-based paint; use of heating fuels that emits carcinogenic fine particles (PM2.5) and Sulfur Dioxide (SO2); traffic congestion that impacts air quality and residents' health; industrial facilities located both within NYC and upwind that negatively impact air quality; solid waste transfer and disposal; transportation impacts, including

airports, seaport, rail, and highways; combined sewer overflows that release pollutants into surrounding waterbodies and cause waterborne infections; a pronounced lack of greenspace; and climate change issues.

iii. **Cumulative Public Health Impacts:** The targeted distressed communities tend to be co-located with the worst of environmental issues described above, and correspondingly, suffer the greatest health impacts. For example, there are significantly more premature deaths among certain racial/ethnic groups in certain neighborhoods. According to the City's 2016 Master Plan, OneNYC, the age-adjusted premature mortality rate per 100,000 deaths was 276.1 for black Non-Hispanic New Yorkers compared to 188.2 for white Non-Hispanic New Yorkers. The target communities are also home to many sensitive populations, including a high percentage of households with children and the elderly, as shown in the table below:

Vulnerable Populations in New York City¹

	US	New York State	New York City	Bushwick (CT 491)	Brownsville (CT 898)	Central Harlem (CT 215)
Households with own children < 18	19.4%	18.2%	15.9%	19.1%	40.1%	36.1%
Households with individuals < 18	32.3%	30.9%	30.5%	20.4%	45.2%	41.0%
Households with individuals 65+	26.7%	27.7%	25.5%	38.3%	22.2%	21.9%

¹Data from 2011-2015 American Communities Survey 5-Year Estimates

Specific public health impacts from brownfields in the target neighborhoods are detailed below:

- **Asthma:** Longstanding environmental conditions continue to have chronic impacts on the health and livelihoods of New Yorkers. For example, according to OneNYC, four (4) out of every 1,000 children aged 5-17 years was hospitalized for asthma in 2012. Further, the 2013 New York State Asthma Surveillance Summary Report states that 10.3% of New York City children had asthma in 2006-2010. Adults who live in New York City had higher current asthma prevalence in 2011 (10.2%, vs. 9.3% in the rest of the state), and also had higher age-adjusted asthma emergency department visit, hospital discharge, and mortality rates for 2009-2011. Asthma-related hospitalization rates in NYC are more than three times higher for low-income neighborhoods, like those represented by the targeted areas containing substantial numbers of brownfields, compared to the most affluent neighborhoods (DOHMH Statewide Planning and Research Cooperative System). According to DOHMH's 2015 Community Health Profile, the Bushwick and Brownsville neighborhoods have asthma hospitalization rates for both children and adults that are almost twice the citywide rate.
- **PAH Impacts on Infants:** According to a study conducted in New York City, high prenatal exposure to PAHs, a known carcinogen found throughout the target areas in historic fill material on brownfields, is associated with lower IQ and childhood asthma (Columbia Center for Children's Environmental Health). Work from other researchers at this institute further drew a link that exposure to PAH pollution during pregnancy is related to adverse birth outcomes including low birth weight, premature delivery, and heart malformations. According to DOHMH's 2015 Community Health Profile, the rate of premature delivery, a key driver of infant death, is elevated in the three (3) target neighborhoods: In Brownsville, the rate of preterm births is the second-highest in the city. The prevalence of PAHs in NYC's brownfields

provides a possible correlation to low educational attainment levels found in distressed areas with multiple brownfields where the EPA grant funding would be targeted.

- **Diabetes & Obesity:** Rates of obesity, high cholesterol, diabetes, and heart disease are higher in the target neighborhoods than in New York City as a whole. According to DOHMH, 34% of adult New Yorkers are overweight and 22% are obese. In the target neighborhoods, the rate is significantly higher with a 28% obesity rate in Bushwick and Central Harlem, and a 32% obesity rate in Brownsville. Data show that obesity begins early in life, as in NYC, one in five kindergarten students and one in four Head Start children is obese. People who are overweight or obese are at increased risk for diabetes, heart disease, and high blood pressure. The leading cause of death for Hispanics, Blacks, and Asians is diseases of the heart, a condition that can be a result of obesity.

c. Financial Need

- i. Economic Conditions: The redevelopment of brownfield sites for affordable housing in NYC is a much needed, but costly proposition. Land and construction costs are already astronomical compared to the rest of the country. The redevelopment of a brownfield site for residential use must meet a higher standard than commercial or industrial end uses, driving up project costs.

The City's dedicated brownfield funding for sites in the voluntary cleanup program is fully earmarked. Each month we get up to ten requests for brownfield funding, primarily for projects in the city's most disadvantaged communities. All of the \$2.35 million received to date in EPA funding for loans/sub-grants line items is expended or encumbered. The 2012 RLF has been entirely expended. Approximately 70% of the 2013 RLF has been drawn down; all loan funding has been disbursed and we are currently overextended with the number of projects in the pipeline for the remaining subgrant funding. The 2012 cooperative agreement will be closed out before the end of 2017, while it is anticipated that the 2013 cooperative agreement will be closed out by the second quarter of 2018 as the approved projects complete their remediation activities. Given the high demand for financial resources, the sheer volume of thousands of brownfield sites throughout the City that need to be addressed, the popularity of the City's brownfield program, and the desperate need for funding to enable affordable housing projects in economically distressed neighborhoods to proceed, there is still a need for additional EPA RLF funding.

Meanwhile, resources from New York State to address brownfields have also been deeply cut. The State's Environmental Restoration Program (ERP) offered municipalities limited liability protection, indemnification by the State for third party liability, and, up to 90% of cleanup costs. The ERP was depleted in 2007. Passage of the 2015-2016 State budget makes available up to \$10 million a year in funding for the ERP; however, due to the backlog of applications accepted post-2008, the ERP is not currently accepting new applications.

- ii. Economic Effects of Brownfields: There is a desperate need to support redevelopment of its brownfield sites to provide opportunities for affordable housing to provide relief for the city's rent burdened and homeless residents. The brownfields targeted for redevelopment are underutilized sites that represent not only lost tax revenue, but also a missed opportunity for developing badly needed housing. Economic distress in the City's low-income neighborhoods – including the three targeted in the application – has been exacerbated by the skyrocketing costs of living. From 2011-2015, over 17% of neighborhoods saw a 10 percentage point increase in their poverty rate. During

this time period, there were 1.7 million New Yorkers living in poverty, including 30% of children and 18% of seniors (NYU Furman Center, 2016).

New York City's shortage of affordable housing has reached a crisis point. When Mayor De Blasio was first elected, he made it clear that affordable housing was the number one priority of his administration. The majority of low-income New Yorkers were rent burdened in 2015, and more middle- and moderate-income New Yorker households were rent burdened as well. Almost 90 percent of extremely low-income renter households, 78.7 percent of very low-income renter households, and over half of low-income renter households were either moderately or severely rent burdened in 2015. Fewer rental units citywide were affordable to low- and moderate- income households in 2015.

A low-income household—earning between 50 and 80% of Area Median Income (AMI)—in 2015 could afford 37.9 percent of recently available units, 15.5 percentage points fewer than in 2006. Moderate-income households— earning between 80 and 120 percent of AMI—in 2015 could afford 70.9% of recently available units, 11.1 percentage points fewer than in 2006. As a result, the number of New Yorkers living in homeless shelters almost doubled between 2006 and 2016, growing by 87 percent. The average monthly homeless shelter population—approximately 61,000 people in 2016—grew by about two percent, or nearly 1,500 people, between 2015 and 2016.

The crisis has many causes, starting with the erosion of New Yorkers' purchasing power in the housing marketplace. Wages for the City's renters have stagnated over the last 20 years, increasing by less than 15 percent, after adjusting for inflation. During the same period, the average monthly rent for an apartment in New York City increased by almost 40 percent. As a result, most New Yorkers now have limited options for housing and have to spend an unacceptably high share of their income just to put a roof over their heads, which means having too little left over for other basic needs. High rent-burden affects nearly every income group in every neighborhood across the five boroughs (NYC Housing).

Unsurprisingly then, homelessness is also major issue in NYC. According to HUD's 2016 Point-in-Time Estimates of Homelessness, the NYC area included over 73,000 homeless individuals, up from 57,000 just four years prior. Our stock of brownfield sites offers a relief valve for this crisis, but funds are needed to make sure they are safely remediated to residential standards.

2. PROJECT DESCRIPTION AND FEASIBILITY OF SUCCESS

a. Program Description and Marketing Strategy

i. Program Description: Every single EPA loan dollar lent has been and will continue to be directed to supportive, affordable housing projects which provide safe housing and a social service safety net to our city's most vulnerable residents. All of the housing projects with which we work are for low to moderate income, more often than not with set asides for homeless populations, and those with addiction and/or mental health issues. Subgrant funding is also invested into such projects, as well as other community driven developments such as charter schools and community health centers in the established, targeted neighborhoods. In this manner, the projects capitalize on existing infrastructure as well provide community benefit on the local level. All of these projects must be driven by or sponsored by a local non-profit, community based, developer. In this manner, the City's EPA RLF program ensures the support of the local community's land use plans and revitalization needs.

NYC's RLF program is designed to be a sustainable source of environmental cleanup funds. With the vast inventory of brownfield sites in NYC, it would be easy to dilute the effectiveness of an EPA investment for a RLF pool. However, by focusing EPA RLF monies in the targeted communities of need and supplementing the EPA funds with financial leverage from the Mayor's Office of Environmental Remediation (OER) and from the City's Department of Housing Preservation and Development (HPD), we ensure that remediation funding is used not only to complete the remediation but also ensure that EPA funding is leveraged over and over.

The City's RLF program has established a competent and effective governance structure. Cross departmental collaboration capitalizes on in-house expertise: the Mayor's Office of Environmental Remediation (OER) serves as the Program Manager as well as provides technical oversight on the cleanups. The City's Department of Housing Preservation and Development (HPD), manager of the City's affordable housing construction loan funds, serves as the Loan Fund Manager and provides technical oversight of the housing construction efforts. Following all applicable procurement requirements, OER has established multi-year contracts with a consulting firm that has the dual qualifications of being staffed with Certified Economic Development Professionals well versed in EPA grant management requirements as well as in running EPA RLF programs. The outsourced capacity is needed for the specialized EPA programmatic functions as well as serving as the sub-grant Fund Manager.

For the loan portion of the program, loan officers from the City's HPD serve as the loan fund managers performing loan underwriting and servicing as well as oversight of constructions. To date, all the RLF loans issued have been paired with HUD HOME loans for supportive, affordable housing (affordable housing coupled with support services). As the HPD loan fund managers also manage the HUD HOME loans, we have optimized the economies of scale with our loan pool allowing for seamless remediation and redevelopment. With a single closing, a single borrower, and a single construction team, the EPA loan covers the remediation needed while the HUD loan funds the construction of the project, not only maximizing resources, but thus ensuring projects are fully financed and immediately start with construction. HPD works with prospective affordable housing borrowers to complete the loan application documents, process the loan applications, and administer the loan tracking systems. Using the EPA loan funding with HUD HOME projects ensures that the projects are fiscally viable developments that provide a community benefit.

Be they loan or sub-grant applicants, OER accepts applications on a rolling basis. All applicants will be initially vetted in an pre-application meeting with OER and must adhere to the following pre-qualifying criteria: the sub-grant projects must be classified as "preferred community projects" (priority site in a local community planning efforts, a church, community center, affordable housing, etc.) while the loan projects must be paired with HPD affordable housing loan funds, ensuring that they are used on affordable housing projects. All projects must be using the RLF as gap funding to complete the remediation and must be enrolled in the City's VCP. In order to be enrolled in the VCP, the borrower/sub-grantees have committed to completing remediation of the brownfield site. The prospective borrowers/sub-grantees are then vetted for EPA eligibility.

This process and the structure of the loan and sub-grant program ensures that EPA RLF funds are only used on those projects that have sufficient funding in place to cover all brownfields redevelopment activities and costs. Loan terms are commensurate with the terms of the HPD construction funding sources, which are designed to make sense with the cash flows of the affordable housing projects. Likewise, interest rates are flexible to support the project cash flows, varying from 0% to 2% below prime.

For sub-grant projects, OER's \$80,000 sub-grant cap helps to leverage additional funding, while maximizing the number of sites receiving EPA financing. By capping EPA sub-grants at \$80,000 and not authorizing the release of the funding until remediation efforts have been finished and approved by the OER VCP staff, OER ensures that remediation efforts are completed and the redevelopment is underway.

ii. **Marketing Strategy:** As previously noted, the number of NYC brownfield sites is extensive. Through our local VCP, we see clear patterns of brownfield sites clustering in communities of need, with over 60% sites enrolled in the City VCP located in low to moderate-income neighborhoods. In the early years of the RLF program we learned that our program does not work for private developers who have access to other funding sources and often view the EPA RLF program as cumbersome. Rather, we have found that with the dire straits of affordable housing in NYC, the size of the communities in need, and the vast numbers of brownfields, our program best serves our residents by investing in supportive affordable housing projects and other such projects undertaken by non-profit developers.

Between the work OER and HPD performs, we have had no shortage of marketing opportunities. Each month we typically get up to ten requests for brownfield funding, primarily for projects in the city's most disadvantaged communities. In addition, we also meet with prospective borrowers and sub-grantees during 'pre-application' meetings, a pre-requisite for entering our VCP. We inform prospective borrowers and sub-grantees about the EPA RLF program at each such meeting, and have had no shortage of projects with which to work.

We have found success and great need in pairing the EPA loans with HUD HOME loans administered by the City's HPD. Any developer interested in the public sector funding necessary for construction of their affordable housing projects will contact HPD as a key partner in financing such projects. As such, our loan marketing may be considered an internal effort; we meet quarterly with HPD to discuss the need for remediation funding for those affordable housing projects set to close in the subsequent quarter. The Debevoise Senior Housing Project, 3 Livonia Avenue, and 302 W. 127th Street projects previously mentioned have all expressed interest in accessing the EPA loan funding. All three projects are on track to close on their HPD construction funding next fall. If awarded the EPA RLF grant, we already have three prospective loan projects lined up.

b. Task Descriptions and Budget Table

- i. **Task Descriptions:** Costs for these activities are representative of actual expenditures on the prior RLF grants.

Task 1 Programmatic Expenses: OER will fulfill the EPA grant programmatic requirements with a combination of in-house staff and a grant management contractor procured in accordance with local and Federal requirements for the duration of the five year performance period. OER also encourages staff to attend the EPA Brownfields Conference as well as annual State brownfield workshops. Outputs associated with this task include attendance at conferences and workshops, generation of solicitation documents, quarterly reports, MBE/WBE reporting forms, and Financial Reports.

Task 1 Budget				
Item	Unit	Qty.	Unit Cost	Subtotal
Travel: Three people @ one workshop / year	Trips	15	\$900	\$13,500
Contractual: Grant Management Consultant	YR	5	\$2,500	\$12,500
Task 1 Total				\$26,000

Task 2 Marketing & Outreach: OER will provide outreach to the affordable housing and other entities as necessary to publicize the benefits and availability of the RLF program. We anticipate the majority of the marketing will be conducted in conjunction with the robust marketing efforts currently undertaken with publicizing our existing brownfields programs and initiatives. As such, the actual time attributed to marketing is mostly provided as in-kind time with the exception of a staff intern who assists with updating the marketing elements of our website and other electronic media. Given our existing experience with marketing and outreach efforts on our existing EPA grants, we use grant funds for printer supplies, paper, copies of maps, brochures and other such material. EPA funds will be used to offset such supply costs. Outputs associated with this task are marketing materials generated, developer meetings held, and number of community meetings held.

Task 2 Budget				
Item	Unit	Qty.	Unit Cost	Subtotal
Supplies: paper, copies, etc.	YR	5	\$400	\$2,000
Other: Intern Stipend	YR	5	\$4,000	\$20,000
Task 2 Total				\$22,000

Task 3 Fund Management: Fund management is a function of the whether a project involves a subgrant or a loan. OER has contracted with a qualified fund manager in accordance with local and Federal procurement requirements for performance of fund management activities for the sub-grant portion of the program. The fund manager activities for the loan portion of the program are provided as In-Kind contribution by the City's Housing Preservation and Development Department. Fund manager activities include vetting eligible expenditures, developing and executing the loan/sub-grant agreements, working with the borrower/sub-grantee to ensure compliance with the City's cooperative agreement requirements, and other activities as deemed necessary to manage the EPA RLF fiscal program. Outputs associated with this task are the number of loan/sub-grant applications received and processed, number of loan/sub-grant applications recommended for approval to OER, number of loan/sub-grant applications approved, and repayment success rate.

Task 3 Budget				
Item	Unit	Qty.	Unit Cost	Subtotal
Contractual: Subgrant Fund Manager	YR	5	\$5,000	\$25,000
Task 3 Total				\$25,000

Task 4 On-Scene Coordinator: OER will provide technical support for implementation of the EPA RLF program. As previously described, OER will provide support needed to manage the technical aspects of the RLF. Outputs associated with this task are the number of loan/sub-grant sites and applicants deemed eligible for funding, number of ABCAs, Decision Memos and Administrative Records generated, site visits, reporting, number of community meetings attended and other on-scene coordinator related activities. Actual time contributed for this task will be funded as In-Kind time with an estimated amount of \$25,000 being used for match.

Task 5 Loans or Sub-grants: OER will issue remediation loans or sub-grants to applicants that have been approved for funding. Given the nature and size of our typical hazardous substance sites, it is anticipated that \$600,000 in loans comprised of three hazardous substance loans at an estimated \$200,000/site will be made from the first generation funds. For the sub-grants, it is anticipated that \$327,000 in sub-grants comprised of 4 hazardous substance sub-grants at \$80,000/site, plus an additional \$7,000, will be made from the EPA RLF program. As is the experience with our existing program, all \$200,000 in matching funding will come from a combination of developer contributions and the smaller grant awards from the City's BIG grant program. Outputs from this task will be the amount of funding loaned to developers, the number of loans issued, the amount of sub-grants to be provided to non-profits, the number of sub-grants issued, and the acres of land which will be cleaned up through the EPA RLF program.

ii. Budget Table:

Budget Categories	Project Tasks					
	Task 1 Programmatic Expenses	Task 2 Marketing & Outreach	Task 3 Fund Management	Task 4 On-Scene Coordinator	Task 5 Loans / Subgrants	Total
Personnel						\$0
Fringe Benefits						\$0
Travel	\$13,500					\$13,500
Equipment						\$0
Supplies		\$2,000				\$2,000
Contractual	\$12,500		\$25,000			\$37,500
Other		\$20,000				\$20,000
Loans					\$600,000	\$600,000
Subgrants					\$327,000	\$327,000
Total EPA	\$26,000	\$22,000	\$25,000	\$0	\$927,000	\$1,000,000
Cost Share					\$200,000	\$200,000
BUDGET TOTAL	\$26,000	\$22,000	\$25,000	\$0	\$1,127,000	\$1,200,000

c. **Ability to Leverage**

The EPA RLF grant funds play a critical role in funding brownfield projects and will leverage additional funding sources that will ensure their success. We have established an extensive series of programs, available during the project period, to provide funds to leverage EPA RLF funds (see **Attachment 1** for additional documentation):

Source	Purpose/Role	Amount	Status
NYC Brownfields Partnership	Technical Assistance	\$20,000	Committed in-kind
NYC BIG	Pre-development costs (title searches, market analyses, surveys, etc)	\$10,000/grant	Committed
NYC BIG	Remediation	\$80,000/site	Committed
HUD HOME LOAN	Development Costs	See below	Applied for on a case by case

HUD HOME loans have been paired with the RLF loan funds for supportive affordable housing projects. To date, \$1,232,565 in EPA loans have leveraged construction funding in the amount of almost \$23 million in HUD HOME funds and almost \$21 million in City capital funding.

Combined, this represents an approximate 43:1 leverage of EPA's investment. For the EPA sub-grants, the bulk of funding for the actual construction/redevelopment will come from the developers enrolled in the City VCP. According to OER tracked metrics, over \$10 billion of construction investment has been contributed to projects in the City VCP to date.

3. COMMUNITY ENGAGEMENT AND PARTNERSHIPS

a. Engaging the Community

Rather than our involving the affected community in cleanup decisions or reuse planning, the affected communities will be involving us. All land use planning and environmental decision making is driven by the communities, and they will involve us as needed to advance their redevelopment and revitalization goals. Working with community groups allows us to leverage substantial investments and efforts already underway and to capitalize on existing partnerships and relationships. We have strong relationships with the community based non-profit developers such as those three advancing the example projects in Bushwick, Brownsville, and Central Harlem. We work regularly with them to advance their brownfield redevelopment efforts. We reach out to these groups through direct communications, webinars, conferences, postings on our website, and attendance at neighborhood meetings. Moreover, the requirement that EPA RLF funded projects enter our municipal VCP ensures that we work together to develop the most appropriate cleanup plan, protective of human health and the environment.

Community organizations are best situated to deliver information to and solicit feedback from their diverse neighborhoods. Community organizations tailor their meetings to what works best in their communities, for example, offering evening meetings with transportation assistance, childcare, and/or refreshments. Additionally, NYC has a large non-English speaking population, and these organizations are able to provide multilingual notices, translators at meetings, or volunteers from the City's Language Bank. NYC's 2008 Mayoral Executive Order requires agencies to provide language assistance in the top seven languages spoken by New Yorkers (including English, Spanish, Chinese, Russian, Korean, Italian, and Haitian Creole), which increases the City's capacity to communicate to all of its citizens. Finally, the Mayor's Office for People with Disabilities can assist with communicating with deaf or blind persons, if needed.

We have also reached out to developers who have experience with the redevelopment of brownfield sites and with a strong focus on providers of affordable housing and job-generating users, including commercial and industrial spaces. Some of these developers include those of the aforementioned example projects, Arker, Breaking Ground, and Center for Urban Community Services, all of whom serve the communities targeted in this application.

At the City's annual Big Apple Brownfield Conference and large community brownfield workshops, OER educates community members on our programs and resources. Our conference typically attracts over 250 participants. Other ongoing outreach efforts include a webinars; periodic newsletters to our email list of over 3,000 people; a vibrant and regularly updated website; SPEED, an interactive online property database; and online document repositories. In addition, through a Rockefeller Brothers Fund grant, we produced four short brownfield videos, available on our website, to educate and inform the public on brownfield investigations, the importance of community involvement, and brownfields planning and environmental justice issues.

b. Partnerships with Government Agencies

i. Local/State/Tribal Environmental Authority: Our team is structured to ensure strong project management and proper cleanups. OER, with its staff of 20 scientists, engineers and analysts, was

created in 2008 with the sole focus of implementing NYC’s brownfield revitalization efforts. NYC launched the NYC Brownfield Cleanup Program, the nation’s first municipally-run brownfield voluntary cleanup program (VCP) in January 2011. As such, OER’s staff possesses the in-house capacity to oversee the technical work being performed in the municipal VCP. All borrowers must be entered into the City’s VCP. While subgrantees have the option of entering into the State’s VCP, almost all come through the City VCP. The City VCP was formally recognized by EPA in August of 2011. As a result, OER provides the environmental regulatory oversight of the sites using EPA RLF funding.

ii. Other Governmental Agencies: OER worked closely with EPA since the development of the NYC brownfield VCP, and this cooperative relationship is demonstrated by an August 17, 2011 letter from EPA recognizing our VCP. We also worked with the EPA Office of Superfund Remediation and Technology Innovation to jointly publish “*Streamlining Site Cleanup in New York City*” focusing on moving projects effectively through our local VCP. OER will continue to work with EPA personnel to gain regulatory oversight as required for implementation of the grant. As previously mentioned, the City’s HPD serves as a strong partner in implementing the EPA RLF grant. They assist with marketing, fund management, project oversight and servicing of the loans.

c. Partnerships with Community Organizations

i. Community Organization Description & Role: OER has developed scores of strong partnerships with CBOs to support us in grant implementation. A sampling of our partners include:

List of Community Organizations Supporting RLF Grant

Name	Description of Organization	Role in Implementing Grant
Breaking Ground	Non-profit social services organization whose goal is to create high-quality transitional and permanent supportive housing for the homeless.	Is a prospective borrower, interested in use of an RLF loan for the aforementioned affordable housing project in the Brownsville section of Brooklyn.
Arker	Affordable housing developer	Is a prospective borrower, interested in use of an RLF loan for the aforementioned Debevoise Senior Housing project.
Center for Urban Community Services	An independent non-profit that develops affordable housing and provides integrated programs to link housing, health and social services for the homeless.	Is a prospective borrower, interested in use of an RLF loan for the aforementioned West 127 th Street project in Central Harlem.
Cypress Hills Local Development Corporation (CHLDC)	Non-profit community organization in Brooklyn that provides community service and neighborhood development programs.	Will publicize grant activities at local community meetings in Brooklyn, at city brownfields events, and on the organization’s website. Will assist with community outreach activities in their service area.
Greenpoint Manufacturing and Design Center (GMDC)	Non-profit industrial developer that rehabilitates and manages industrial buildings to support employment in the manufacturing sector.	Will assist in the identification of sites in the target neighborhoods.

Name	Description of Organization	Role in Implementing Grant
Harlem Congregations for Community Improvement	Coalition of 90+ inter-faith congregations who provide economic development and empowerment opportunities to Harlem residents.	Will assist with advertising use of grant funds and will assist in organizing and facilitating community meetings in the Harlem neighborhood.
NYC Brownfield Partnership	Association of NYC Brownfield stakeholders working to promote education and training on the benefits of brownfield reuse.	Will provide pro bono legal and technical assistance to non-profit developers of brownfields in NYC, including recipients of EPA RLF sub-grants; provides scholarships and internships to future brownfield leaders.
New York University - Schack Institute of Real Estate	One of the largest private universities in the United States, located within NYC.	Will assist in identifying priority sites and communicate with neighborhood groups to ensure successful implementation of the grant.

- ii. Letters of Commitment: Commitment letters are contained in **Attachment 2**.

d. Partnerships with Workforce Development Programs

OER has a strong commitment to encouraging hiring of local job training graduates. To facilitate this, NYC's BrownfieldWorks! program was established by OER to provide a wage subsidy when funding is available to firms that employ graduates of EPA job training grant programs. This program worked closely with recipients of EPA brownfield job training grants to place 26 trainees in professional environmental positions in the NYC area resulting in 14 full-time jobs. Participating employers received up to three months of subsidy at \$12/hour and a percentage of fringe benefits for each worker.

4. PROGRAM BENEFITS

a. Welfare, Environmental and Public Health Benefits

OER's loans target supportive, affordable housing projects. In partnership with HPD, these projects not only provide new, safe housing to those that struggle with the costs of housing in the City, but also target those that are in need of social support services, such as the chronically homeless, those afflicted with HIV and drug addictions, seniors, and the disabled. Should the funding be awarded, the three loan projects alone that are on deck for funding would create over 300 additional supportive, affordable housing units.

By remediating and redeveloping brownfield sites in disadvantaged neighborhoods, potential exposures to contaminants will be eliminated including those known to be carcinogens and those known to be contributors to asthma, including PAHs, chlorinated solvents and metals. Removal of exposures to these contaminants will have a profoundly positive impact on the health of the community. Blood lead levels are expected to decrease, as possible sources for lead poisoning will be eliminated by remediating lead-contaminated soils as well as facilitating the redevelopment of new and improved housing stock free of lead based paint. Such measures will also lend themselves to lowering asthma rates in the targeted communities, as remediation mitigates possible environmental triggers for asthma such as contaminated dust from brownfield sites. This could improve educational attainment levels, as environmental exposures linked to lower IQs and developmental delays would be eliminated, thus potentially improving residents' chances of obtaining higher wage jobs.

In a city renowned for its extremely high cost of housing, EPA funds will clearly be supporting equitable development. As such, they are designed to improve the lives of the people who live there and will not displace or further disadvantage existing residents through neighborhood gentrification. End uses will focus principally on affordable and supportive housing, community facilities (i.e., schools, community medical offices, etc.), projects consistent with the local community's planning vision, and other developments that create jobs located in economically distressed neighborhoods. The EPA loan funds, in particular, are structured to be used for supportive, affordable housing.

b. Economic and Community Benefits

EPA's \$2.35 million investment in capitalizing NYC RLF program has resulted over 1,500 temporary jobs, over 400 permanent jobs and is on track to leverage over \$450 million in construction activities. By awarding a new RLF award, we will be leveraging another \$160 million in construction activities. Projections based on these metrics indicate that an additional 638 temporary jobs and 170 permanent jobs will be created. For the three anticipated RLF loan projects, approximately \$160 million in construction activities would be leveraged.

5. PROGRAMMATIC CAPABILITY AND PAST PERFORMANCE

a. Audit Findings

The City of New York has not had any adverse audit findings for any of its brownfield grants.

b. Programmatic Capability

The Mayor's Office of Environmental Remediation (OER) was created in 2008 to implement NYC's brownfield revitalization efforts and includes a staff of 20 scientists, engineers, and analysts. Dr. Daniel Walsh is a contaminant geochemist who serves as the OER Director. Dr. Walsh was previously the Chief of the NYC Superfund and Brownfield Program for NYSDEC. Since its establishment, OER has developed and implemented the nation's first municipal brownfield voluntary cleanup program, municipal brownfield grant programs, and a public database of vacant properties, in addition to over 20 other programs and initiatives. Dr. Walsh is assisted in the implementation of the EPA grants by Lee Ilan, Chief of Planning at OER. Ms. Ilan has decades of experience working on brownfield projects, including EPA Brownfield Grants. OER's technical program managers have over 100 years of collective cleanup regulatory experience in NYC. The staff possesses the in-house capacity to oversee EPA funded efforts, including contractual management and oversight of the technical work performed under the City VCP.

As previously presented in the Program Description section, OER has contracted with an experienced environmental management and municipal economic development firm to provide assistance with the implementation of our existing EPA grants to include serving as the Sub-Grant Fund Manager for our existing RLF program. This firm assists with such programmatic activities to include EPA quarterly reporting, preparation of site eligibility requests, financial reporting, and performs the loan underwriting functions. Another City Department, HPD, serves as the Loan Fund Manager for the RLF program allowing for efficient, seamless integration of remediation funding with the HUD HOME-funded construction activities. In addition, the number of staff cross-trained in OER on brownfield program management ensures that any turnover will not negatively impact the program.

c. Measuring Environmental Results: Anticipated Outputs/ Outcomes

OER will be responsible for overseeing the preparation of the quarterly reports and other required reporting such as MBE-WBE forms and Federal Financial Reports within the 30 days after the close

of the respective reporting periods. In addition, ACRES will be updated regularly to provide current information on site progress. OER will also be responsible for the reporting on the Outputs of the project through the quarterly reports and ACRES updates. The Outputs detailed in the budget section will lead to specific Outcomes, which will include the amount of funding leveraged, the number of affordable housing units developed, the number of acres remediated, the infrastructure investments leveraged and number of temporary and permanent jobs created.

d. Past Performance and Accomplishments

i. Currently or Has Ever Received an EPA Brownfields ARC Grant: NYC has previously received EPA Brownfields Grants. The following is information on our five most recent grants:

Grant	Funds Remaining	Compliance with Requirements	Accomplishments
2014 Hazardous Substances Assessment BF 96281015	\$198,621.91 remaining	All grant requirements to date, including reporting and routine drawdown submissions, have been completed.	Total of 22 sites approved to date and has funded groundwater investigation with invoices pending submission to EPA.
2014 Petroleum Assessment BF 96281115	\$193,051.64 remaining	All grant requirements to date, including reporting and routine drawdown submissions, have been completed.	Total of nine sites approved to date and has funded multipole investigations with invoices pending submission to EPA.
2013 Revolving Loan Fund incl. Supplemental BF 96287213	Less than \$500K remains; all remaining funds are fully encumbered.	All grant requirements to date, including reporting and routine drawdown submissions, have been completed.	4 loans have closed and 3 subgrants have been issued with an additional 4 sites teed up.
2012 Revolving Loan Fund BF 96295712	\$0; all funds have been expended	All grant requirements to date, including reporting and routine drawdown submissions, have been completed.	Projects funded include 1 loan project and 5 subgrant projects including a charter school and 86 units of supportive affordable housing for the homeless.
2007 Hazardous Substances Assessment BF 97249607	\$0 remaining	All grant requirements, terms, and conditions have been complied with, and the grant has been closed out.	Funded Supplemental Phase II assessment and Remedial Action Plan for the 107-acre Mariners Marsh site that will partially become usable parkland. Site-specific Phase I & Phase IIs conducted are on table above.



City of New York
EPA RLF Grant Proposal

Attachment 1:
Documentation for Leveraged Funds

MEMORANDUM OF UNDERSTANDING
BETWEEN
THE NEW YORK CITY MAYOR'S OFFICE OF ENVIRONMENTAL REMEDIATION
AND
THE NEW YORK CITY DEPARTMENT OF HOUSING PRESERVATION AND
DEVELOPMENT

THIS MEMORANDUM OF UNDERSTANDING ("MOU"), effective as of the date of complete execution, is between the **New York City Mayor's Office of Environmental Remediation** or successor agency ("**OER**"), having its office located at 100 Gold Street, 2nd Floor, New York, New York 10038, and the **New York City Department of Housing Preservation and Development** or successor agency ("**HPD**"), having its office located at 100 Gold Street, 5th Floor, New York, New York 10038, collectively referred to as the "Parties".

WITNESSETH:

WHEREAS, OER was created pursuant to Local Law 27 of 2009 to promote the cleanup of brownfields in support of the City's economic development; and

WHEREAS, HPD is authorized pursuant to City Charter §1805 to promote the creation of affordable and supportive housing throughout the City of New York; and

WHEREAS, HPD and New York City Housing Development Corporation ("**HDC**") desire to facilitate the development of 161 units of affordable housing (the "**Project**") on property located at **570 East 137th Street, Bronx, New York 10454, Block 2548, Lot 1** (the "**Site**") owned by the New York City Housing Authority; and

WHEREAS, the Site is or will be leased for ninety-nine (99) years to Mill Brook Housing Development Fund Company, Inc. ("**HDFC**") and Mill Brook Terrace, L.P. ("**Borrower**"), both of which will be controlled by West Side Federation for Senior and Supportive Housing, Inc. ("**Sponsor**"; HDFC and Borrower being, collectively, the "**Owner**"); and

WHEREAS, in furtherance of the development of the Site, HPD will grant \$11,925,000 of City funds to HDC¹ on the condition that HDC will use such funds, together with other funds of HDC, to make a construction loan (the "**Construction Loan**") and, upon completion of the Project and satisfaction of other conditions of HDC, a permanent loan (the "**Permanent Loan**"), to Borrower for the Project; and

WHEREAS, the Site and HDFC are participating in the New York City Voluntary Cleanup Program administered by OER² and HDFC has executed a Voluntary Cleanup Agreement with OER dated March 16, 2017 (OER VCP Project #17CVCP041X) for the remediation of the Site in

¹ Pursuant to Section 661 of the Private Housing Finance Law

² Rules of the City of New York, Title 43, Chapter 14, Section 43-1404(d)

accordance with the Remedial Action Work Plan dated January 2017 prepared by GZA GeoEnvironmental of New York (the “**Remediation**”); and

WHEREAS, OER administers the New York City Brownfield Incentive Grant Program under which OER can provide a grant on a reimbursement basis for affordable housing projects supported by the City and enrolled in the City Voluntary Cleanup Program in the amount of \$50,000 (the “**BIG Grant**”)³; and

WHEREAS, OER is willing to provide a BIG Grant to Sponsor upon satisfaction of the requirements therefor and Sponsor intends to lend the BIG Grant to Borrower; and

WHEREAS, OER has obtained an award from the United States Environmental Protection Agency (“**EPA**”) under its Brownfield Revolving Loan Fund Program for the purpose of making loans or subgrants to eligible entities on a reimbursement basis for the cost of remediation of hazardous substances at eligible brownfield sites (the “**RLF Funds**”); and

WHEREAS, OER is willing to lend the sum of \$200,000 to Borrower to be reimbursed from RLF Funds upon determination by the EPA that the Site and Owner are eligible to receive to receive RLF Funds (the “**OER Loan**”); and

WHEREAS, HPD and OER have determined that it would be mutually beneficial to have HPD make the OER Loan and to coordinate advances thereof with advances of the Construction Loan in the manner set forth in this MOU; and

WHEREAS, this MOU is intended to set forth the understandings of HPD and OER without creating any legally enforceable rights or obligations,

NOW, THEREFORE, the Parties understand as follows:

I. PURPOSE OF THE MEMORANDUM OF UNDERSTANDING

The Parties enter into this MOU to set forth the terms and conditions on which OER shall provide funds to HPD to make the OER Loan to Borrower for the Remediation of the Site.

HPD shall make the OER Loan pursuant to Section 99-h of the General Municipal Law.

II. TRANSFER OF FUNDS

Pursuant to this MOU, HPD and OER will direct the New York City Office of Management and Budget (“**OMB**”) by an “Intra-City” budget modification to transfer the sum of \$200,000 currently available to OER to HPD to fund the OER Loan. The OER Loan will be advanced as work is performed for costs reimbursable by RLF Funds.

³ Rules of the City of New York, Title 43, Chapter 14, Section 43-1422

BUILDING AND PROJECT LOAN CONTRACT

AGREEMENT made as of this 19th day of May, 2016 by and among

TRES PUENTES, L.P., a New York limited partnership with an office c/o West Side Federation for Senior and Supportive Housing, Inc., 2345 Broadway, New York, New York 10024 (hereinafter referred to as "Borrower" or "Beneficial Owner"),

EAST ONE THIRTY EIGHTH HOUSING DEVELOPMENT FUND COMPANY, INC., a New York not-for-profit corporation with an office at c/o West Side Federation for Senior and Supportive Housing, Inc., 2345 Broadway, New York, New York 10024 (hereinafter referred to as "HDFC" or "Legal Owner"); and

THE CITY OF NEW YORK, a municipal corporation having its principal office at City Hall, New York, New York ("City"), acting by and through its **DEPARTMENT OF HOUSING PRESERVATION AND DEVELOPMENT**, having its principal office at 100 Gold Street, New York, New York 10038 ("HPD") (hereafter the City and HPD shall be collectively referred to as the "Lender").

W I T N E S S E T H

WHEREAS, HDFC and Borrower are, respectively, the legal and beneficial owners of certain property known as **2550 Third Avenue** and **275 East 138th Street, Bronx, New York** and designated on the tax map as **Block 2314, Lot 1** and **Lot 15**, respectively, and more particularly described on Schedule A annexed hereto (as more particularly defined herein, the "Premises") and desire to construct 175 units of affordable housing thereon (the "Project");

WHEREAS, Borrower has applied to the Lender for, and Lender has agreed to make, on the terms and conditions contained herein, a building loan to Borrower in the aggregate amount of **\$16,650,000** to finance a portion of the cost of the Project, consisting of **\$16,050,000** provided under the HPD Supportive Housing Loan Program (the "SHLP Loan") and **\$600,000** provided under the OER Programs (as hereinafter defined) (the "OER Loan"),

NOW, THEREFORE, in consideration of the mutual covenants and conditions contained herein, Borrower, HDFC and Lender agree as follows:

ARTICLE I DEFINITIONS

The following terms shall have the meanings ascribed to them below. If the meaning of any term is stated to be "none," provisions of this Agreement involving the application of that term shall be disregarded.

"Additional Loans" -

The following loans made or to be made to Borrower for the Improvement:

(a) a construction loan by New York State Housing Finance Agency ("HFA") in the amount of **\$57,670,000** (the "Senior Loan");



Department of
Housing Preservation
& Development
nyc.gov/hpd

VICKI BEEN
Commissioner
ERIC ENDERLIN
Deputy Commissioner
JESSICA KATZ
Assistant Commissioner

Office of Development
Special Needs Housing
100 Gold Street
New York, N.Y. 10038

June 3, 2015

Loring Place North, L.P.
c/o Praxis Housing Initiatives, Inc.
17 Battery Place, Suite 307
New York, NY 10004
Attn: Svein Jorgensen

Re: 2264 Loring Place North, Bronx, NY
Block 3225, Lot 10

Dear Mr. Jorgensen:

We are pleased to advise you that your application for a loan (the "**Loan**") for the acquisition, construction and permanent financing of a new building containing 65 units of supportive housing and 1 unit for the building superintendent (as more fully described below, the "**Project**") to be located at 2264 Loring Place North, Bronx, New York (the "**Premises**") has been approved on the terms and conditions set forth below. The Loan shall be made by the City of New York (the "**City**"), acting by and through its Department of Housing Preservation and Development ("**HPD**" or "**Lender**"), pursuant to and in compliance with the provisions of Article XI of the New York Private Housing Finance Law, and shall be subject to availability of funds. This commitment letter supersedes in its entirety any prior commitment made by HPD for the Project.

Additional financing for construction of the Project will be provided by Citibank, N.A ("**Bank**"; such financing, as more fully described below, being the "**Bank Loan**"). In order to coordinate advances of the Loan and the Bank Loan, (a) the Loan and Bank Loan will be jointly administered and serviced during construction by Bank in accordance with participation or servicing agreements satisfactory to HPD and Bank and (b) HPD will deliver the full amount of the Loan to Bank at the Closing (as hereinafter defined) in accordance therewith.

I. BASIC TERMS.

The basic terms of the Loan are as follows:

1. Borrower: The Borrower shall be (a) a not-for-profit housing development fund corporation ("**HDFC**") whose officers and directors shall also be officers or directors of **Praxis Housing Initiatives, Inc.** ("**Sponsor**") or designated by Sponsor and approved by HPD or (b) a limited partnership or limited liability company organized under the laws of the State of New York whose partners and members are acceptable to HPD and whose general partner or managing member, as the case may be, is a corporation or other entity qualified to do business in the State of New York in which the controlling interest is owned by an HDFC and the balance is owned by persons or

entities acceptable to HPD. The Borrower shall be eligible to receive a loan under Article 11 of the Private Housing Finance Law.

Title to the Premises shall be owned by an HDFC acceptable to HPD and, if such HDFC is not the Borrower, Borrower may own all of the beneficial and equitable interest therein pursuant to a nominee agreement in form and substance satisfactory to HPD.

2. Amount of Loan: **\$9,145,434** consisting of:

- (a) a loan in the amount of up to \$8,763,434 or so much thereof as shall be necessary for (i) construction of the Project (such amount being the **"Building Loan"**) and (ii) other eligible costs of the Project as set forth on the Budget (as hereinafter defined) approved by HPD prior to Closing (such amount being the **"Project Loan"**; together with the Building Loan, the **"HPD Loan"**) and
- (b) a loan in the amount of up to \$382,000 for costs of remediation of hazardous materials on the Premises (the **"OER Loan"**; together with the HPD Loan, the **"Loan"**).

HPD may in its sole discretion decrease the amount of the Loan at any time prior to Closing in the event that the costs of the Project are correspondingly decreased. This Commitment shall be deemed amended to reflect any such changes approved by HPD and reflected in the final Budget.

All or a portion of the funds for the OER Loan are intended to be obtained by New York City Mayor's Office of Environmental Remediation (**"OER"**) from the United States Environmental Protection Agency under its Brownfields Revolving Loan Fund program. The OER Loan shall be advanced in accordance with the provisions set forth in Exhibit B annexed hereto and Borrower shall agree to comply with the regulations set forth in Exhibit C annexed hereto.

3. Maturity Date: Thirty (30) months after the Closing unless extended as provided herein (such date, as extended, being the **"Conversion Date"**).

The Conversion Date is intended to coincide with the date on which Borrower shall be obligated to repay all or a portion of the Bank Construction Loan (as hereinafter defined). If such date shall be extended by Bank, the Conversion Date shall be extended for the same period, provided that (i) the Project will, in the opinion of HPD, be placed in service on or before the date set forth in a Credit Reservation Agreement between Borrower and HPD and the obligation of the Equity Investor (as

June 20, 2014

Frederick Shack
Executive Director
Urban Pathways, Inc.
575 8th Avenue, 9th Floor
New York, NY 10018

Re: 316 East 162nd Street
Block 2421, Lots 27 and 29
Bronx, NY 10451

Dear Mr. Shack:

We are pleased to advise you that your application for a loan (the "Loan") for the acquisition, construction and permanent financing of 86 units of supportive housing (as more fully described below, the "Project") to be located at 316 East 162nd Street, Bronx, New York (the "Premises") has been approved on the terms and conditions set forth below. The Loan shall be made by the City of New York (the "City"), acting by and through its Department of Housing Preservation and Development ("HPD" or "Lender"), pursuant to and in compliance with the provisions of Article XI of the New York Private Housing Finance Law, and shall be subject to availability of funds. This commitment letter supersedes in its entirety any prior commitment made by HPD for the Project.

I. BASIC TERMS.

The basic terms of the Loan are as follows:

1. Borrower: The Borrower shall be a not-for-profit housing development fund corporation ("HDFC") created pursuant to Article XI of the New York Private Housing Finance Law or a limited partnership organized under the laws of the State of New York. If the borrower is a limited partnership, (i) the general partner of Borrower shall be a corporation or other entity qualified to do business in the State of New York; (ii) more than 50% of the voting stock of (or, if not a corporation, the controlling interest in) the general partner shall be owned and controlled by an HDFC and the balance shall be owned by corporations or other entities acceptable to HPD, (iii) the officers and directors of such HDFC shall also be officers or directors of Urban Pathways, Inc. ("Sponsor") or shall be designated by the Sponsor and approved by HPD, and (iv) the limited partner(s) shall be acceptable to HPD.
2. Amount of Loan \$7,052,000 consisting of (a) a loan in the amount of up to \$6,752,000 for construction of the Project (the "HPD Loan") and (b) a loan in the amount

of \$300,000 for environmental remediation (the “OER Loan”; the HPD Loan and OER Loan being, collectively, the “Loan”).

All or a portion of the funds for the HPD Loan are intended to be obtained by HPD under the federal HOME Investments Partnership program (“HOME”) and all or a portion of the funds for the OER Loan are intended to be obtained by New York City Mayor’s Office of Environmental Remediation (“OER”) under the federal Brownfields Revolving Loan Fund program (“RLF”).

HPD may at its sole discretion at any time prior to Closing (as hereinafter defined) decrease the amount of the Loan in the event that (i) the contribution of any equity investors is correspondingly increased, or (ii) the construction costs of the Project, as agreed to by the Borrower, Contractor (as hereinafter defined) and HPD, are correspondingly decreased.

3. Maturity Date: The second (2nd) anniversary of the Closing (as hereinafter defined) unless extended as provided herein.

Upon request of Borrower not later than thirty (30) days prior to such Maturity Date, HPD shall issue a notice extending the Maturity Date in accordance with Section II.6 below as follows:

HPD Loan: 60th anniversary of the Conversion Date
OER Loan: 30th anniversary of the Conversion Date.

For purposes hereof, the “Conversion Date” shall be the date upon which (i) a temporary or permanent certificate of occupancy shall have first been issued for the Project and (ii) the other conditions in Section II.6 hereof have, in the opinion of HPD, be been satisfied.

4. Interest Rate: HPD Loan: 0% per annum from the Closing until the Conversion Date and 1% per annum thereafter and
OER Loan: 0% per annum

If, prior to Closing (as hereinafter defined), there shall be a material increase in the income projected to be received by Borrower from the Project by reason of federal housing assistance payments or other rental or operating subsidies and such income shall be sufficient to pay additional interest, the Interest Rate may be increased to such higher rate as shall be reasonably determined by HPD.

Brownfield Incentive Grant Program Technical Specifications

Eligible Services and Activities Minimum Performance Standards & Required Qualifications for Professionals

The New York City Mayor's Office of Environmental Remediation (OER) has established the New York City Brownfield Cleanup Program (NYC BCP) to promote the cleanup and redevelopment of brownfield properties in the City of New York. Through its Brownfield Incentive Grant (BIG) Program, OER provides financial incentives for public and private entities redeveloping local brownfields. These grants are available both for brownfield projects enrolled in the NYC BCP and those that are completing preliminary project pre-development design and environmental investigation work without being enrolled in the NYC BCP. Applications for grants may be found at the OER BIG Program website: www.nyc.gov/BIGapplication.

This document presents important information about the BIG Program including a listing of all services and activities that are eligible for reimbursement under the BIG Program grants; reimbursement rates for qualified brownfield projects and preferred community development projects; minimum performance standards for work completed using BIG program funds; and a listing of required qualifications for those professionals completing work funded by the BIG Program.

Eligible Services and Activities / Reimbursement Rates.....	Table 1
Minimum Performance Standards for Work Performance, Reporting.....	Table 2
Requirements and Deliverables	
Required Qualifications for Professionals.....	Table 3

How to Receive More Information about BIG Program Grants

The BIG Program offers several different types of grants aimed at providing assistance for various stages of brownfield redevelopment. Different types of projects are eligible for different grants at varying levels of funding, as described in the BIG Program regulations. For more information about BIG Program Grants, including details regarding eligibility, grant awards and grant-eligible activities and services, potential applicants are encouraged to review the regulations for the BIG Program at the OER web site: www.nyc.gov/BIGapplication. For additional information or questions, contact the BIG Program Administrator at (212) 380-1562 or via email at Grants@NYCBIG.info.

Table 1: Eligible Services and Activities / Reimbursable Allowance for Work Funded by the New York City Brownfield Incentive Grant Program

All listed prices are inclusive of all subcontractor, professional oversight, materials and equipment costs. The Reimbursement Allowance amounts presented below represent the maximum amounts a specific service and/or activity will be funded. An eligible service and/or activity is funded after approval of submitted invoices by a Qualified Vendor, a requisition and minimum performance standards documentation.

Pre-Development Design Grant *and* Environmental Investigation Grant awards and award limits are increased for projects qualifying as a **Preferred Community Development Project**. Such projects include: *Affordable Housing Developments, Brownfield Opportunity Area compliant developments, and Community Facility Developments*. Technical Assistance Grants are available only to not-for-profit developers of a Preferred Community Development Project.

Pre-Enrollment Grants			
Activity	Unit	Reimbursable Allowance for Qualified Brownfield Projects	Reimbursable Allowance for Preferred Community Development Projects ¹
Pre-Development Design Grants			
<i>Title insurance/ Title search</i>			
Full coverage	each	\$765	\$1,020
Limited coverage	each	\$382.50	\$510
Non-Insured reports	each	\$255	\$340
<i>Project Feasibility Study</i>			
Market analysis	each	\$765	\$1,020
Concept plans	each	\$765	\$1,020
Pro-forma financial	each	\$765	\$1,020
Zoning analysis	each	\$765	\$1,020
<i>Other Services</i>			
Community Outreach	each	\$956.25	\$1,275
Site survey	day	\$956.25	\$1,275
Phase 1 ESA	each	\$1,593.75	\$2,125

¹ This column applies to preferred community development projects.

Table 1: Eligible Services and Activities / Reimbursable Allowance for Work Funded by the New York City Brownfield Incentive Grant Program

Enrollment Grants		
Activity	Unit	Reimbursable Allowance
Cleanup Grants		
<i>Work plans</i>		
Remedial Action Work Plan or Remedial Action Plan (approved by OER)	each	\$2,500
<i>Soil Removal</i>		
Disposal - Soil, Hazardous (does not include trans.)	ton	\$102
Disposal - Soil, Non-Hazardous (does not include trans.)	ton	\$43
Waste characterization	sample	\$208
Mobilization/demobilization -one time allowable per site per machine	each	\$425
Loader/backhoe w/operator	day	\$808
Small Trackhoe w/operator J Deere 200LC or equivalent)	day	\$1,190
Large Trackhoe w/operator (Cat 325 or equivalent)	day	\$1,445
Skid Steer Loader w/operator	day	\$595
Dump Truck w/operator (approx. 12 yd3)	day	\$340
Dump Truck, Tandem - Triaxle w/operator (25 yd3)	day	\$765
Roll off Box (20 yd3)	each	\$510
Vacuum Truck w/operator	hr	\$77
Post-excavation soil sample collection	day	\$680
<i>Backfill</i>		
Recycled Concrete Aggregate	ton	\$13
Certified Clean Fill Material	ton	\$17
Top Soil	cy	\$21
<i>Engineering Controls (cap emplacement)</i>		
Clean fill/ gravel	ton	\$17
Top soil	cy	\$21
Asphalt (2in. compacted asphalt on 2 in gravel base minimum)	sf	\$3.80
Cement paving (4 in. minimum)	sf	\$4.25
<i>Institutional Controls</i>		
Declaration of Covenants and Restrictions	each	\$2,125
<i>Reports</i>		
Remedial Action Progress Report	each	\$850
Remedial Action Report or Closure Report (approved by OER)	each	\$2,500
<i>Lab Analysis</i>		
<i>Metals (Soil/Water)</i>		
Priority Pollutant metals (13 metals)	sample	\$83
Total RCRA metals (8 metals)	sample	\$53
Target Analyte List metals (23 Metals)	sample	\$129

Table 1: Eligible Services and Activities / Reimbursable Allowance for Work Funded by the New York City Brownfield Incentive Grant Program

Enrollment Grants		
Activity	Unit	Reimbursable Allowance
Cleanup Grants		
<i>Lab Analysis</i>		
Organics (Soil/Water)		
Base Neutrals	sample	\$115
Base Neutrals + 10 or 15	sample	\$128
Base Neutrals/Acid Extractables (Semi-volatile Organics)	sample	\$204
BTEX	sample	\$41
BTEX + MTBE + TBA	sample	\$41
Herbicides	sample	\$77
PAHs	sample	\$115
PCBs	sample	\$51
PCBs in Oil	sample	\$41
Pesticides	sample	\$51
Volatiles	sample	\$68
Volatiles + 10 or 15	sample	\$77
Volatiles (Drinking Water)	sample	\$105
Volatiles (Drinking Water) + 10 or 15	sample	\$115
Target Compound List (VO+10, BNAE+20, Pest/PCB)	sample	\$408
Organics (Air)		
TO-15	sample	\$272
<i>Group Tests</i>		
ID-27 (TCLP Metals, TPH, PCBs, Reactive CN & S, Ignitability, pH)	sample	\$183.75
Priority Pollutants + 40 (VO+15, BNAE+25, Pest/PCB, 13 Metals, CN, Phenol)	sample	\$471.75
RCRA Characteristics (Reactive CN & S, Ignitability, Corrosivity)	sample	\$45
TCLP-Full (8 Metals, VO, BNAE, Pesticides, Herbicides)	sample	\$449.25
Environmental Insurance Grants		
For environmental insurance grants, eligible services and/or activities shall include purchase of Pollution Legal Liability Insurance and Cleanup Cost Cap Insurance. The total amount of reimbursable expenses may not surpass the grant limit established in Section §43-1422 or Schedule A of the BIG Rule.		

Table 1: Eligible Services and Activities / Reimbursable Allowance for Work Funded by the New York City Brownfield Incentive Grant Program

Enrollment Grants		
Activity	Unit	Reimbursable Allowance
<i>Enrollment Technical Assistance Grants</i>		
Eligible services for Enrollment Technical Assistance Grants include consulting services for activities including, but not limited to, assistance in the planning and execution of a brownfield project; development and/or review of documents required by the brownfield financial incentive grant program or the NYC brownfield cleanup program, including applications, agreements, statements of work, scopes of work, work plans, or reports; selection of qualified vendors; preparation of a budget; project planning; and review of brownfield project sequencing and scheduling. . The BIG Program will fund \$71.25 per hour for professional consultation; any amount above this rate is the responsibility of the grantee. Professional consultation may be provided by, for example, environmental consultants, professional engineers, community based organizations, attorneys, architects, or planners.		
Activity	Unit	Reimbursable Allowance³
Professional Services	hr	\$71.25

Brownfield Opportunity Area Grants		
<i>BOA Application Technical Assistance Grants</i>		
Eligible services for Brownfield Opportunity Area Application Technical Assistance Grants include professional services utilized to assist in preparation of the BOA application. The BIG Program will fund \$71.25 per hour for professional consultation; any amount above this rate is the responsibility of the grantee. Professional consultation may be provided by, for example, environmental consultants, grant writers, community based organizations, professional engineers, attorneys, architects, or planners.		
Activity	Unit	Reimbursable Allowance
Professional	hr	\$71.25
<i>BOA Local Match Grants</i>		
For Brownfield Opportunity Area (BOA) Local Match Grants, eligible services and/or activities must be reasonable, relevant, and directly related to the BOA scope of work. In order for these eligible costs to be disbursed, they must be for local match activities listed in a work plan approved by the New York State Department of State pursuant to an executed State Assistance Contract. See BOA Program guidance for questions or clarification regarding eligible and ineligible costs. The total amount of reimbursable expenses may not surpass the grant limit of the lesser of \$25,000 or 10% of the Brownfield Opportunity Area Grant award.		

³ This column applies to preferred community development projects where the developer is a not-for-profit corporation.

Table 1: Eligible Services and Activities / Reimbursable Allowance for Work Funded by the New York City Brownfield Incentive Grant Program

Hazardous Materials E-Designation or Restrictive Declaration Remediation Grants		
Eligible activities for E-Designation or Restrictive Declaration Grants are shown below and are selected automatically. These projects are eligible for reimbursement at a maximum of \$5,000. Invoiced charges should be equal to or exceed \$2,500 for each Report to ensure maximum grant award.		
Activity	Unit	Reimbursable Allowance
Remedial Action Plan (Approved by NYCDEP or OER)	each	\$2,500
Closure Report (Approved by OER)	each	\$2,500

What is the Brownfield Incentive Grant (BIG) Program?

The NYC Brownfield Incentive Grant (BIG) Program provides an easy and flexible way to reduce the cost of Brownfield redevelopment in New York City. Grants assist brownfields throughout the development process, from the earliest stages of information gathering through environmental investigation and cleanup work. Grants are intended to make redevelopment on Brownfield sites more competitive with clean properties.

What services and activities are fundable?

The BIG Program offers funding for over 100 individual environmental and land development services including Phase I Environmental Site Assessments, pro formas, geophysical studies, soil sampling, groundwater sampling, vapor sampling, Phase II Reports, Remedial Investigation Work Plans, soil removal, paving, contaminated soil removal and disposal, Remedial Action Work Plans and environmental insurance. For a comprehensive list of eligible services and activities see the BIG Program Technical Specifications document at www.nyc.gov/BIGapplications.

What types of projects are eligible?

Generally, eligible projects are sites within NYC with the presence or likely presence of any hazardous substance within the property boundary. The BIG Program provides greater funding to **Preferred Community Development Projects**, such as affordable housing developments, brownfield redevelopment projects within Brownfield Opportunity Area (BOA) boundaries and development projects that will provide amenities to local communities such as open space or community facilities. Projects must be enrolled in the NYC Brownfield Cleanup Program to be eligible for Cleanup or Environmental Insurance grants.

Want to know more?

For information on the BIG Program or to download a copy of the BIG Program Report visit:

- www.nyc.gov/BIG

To submit an application to the BIG Program or for inquiries about how to become a Qualified Vendor contact the BIG Program Administrator at:

- Grants@NYCBIG.info
- (212) 380-1562

How much funding is available per project?

Most projects are eligible for up to \$60,000 in grant funding, with an add-on \$25,000 bonus grant for any site that is remediated to Track-1 (permanent) clean up standards. **Preferred Community Development Projects** are eligible for up to \$100,000 in grant funding, and are also eligible for the Track-1 bonus cleanup grant. In addition, a Preferred Community Development Project site designated by the NYS Department of State as a BOA Strategic Property is eligible for an additional add-on bonus grant of \$10,000.

Who chooses what vendor performs work at my site?

You do. However, the BIG Program requires that all services and activities eligible for reimbursement be performed by a qualified professional who is registered with the BIG Program as a Qualified Vendor. Applying to become a BIG Program Qualified Vendor is a simple, non-competitive process and applications are accepted on a rolling basis.



November 9, 2017

Dr. Daniel Walsh
Director of the Mayor's Office of Environmental Remediation
City of New York
100 Gold Street, 2nd Floor
New York, New York 10038

Re: EPA Brownfields Grants Application

Dear Dr. Walsh,

The NYC Brownfield Partnership is pleased to provide this letter of commitment to the City of New York in support of your EPA Revolving Loan Fund grant application.

As you are aware, the NYC Brownfield Partnership is an association comprised of approximately 60 community-based organizations, environmental businesses, brownfield industry professionals, legal firms, consulting firms, publications, institutions of higher education, laboratories, and local community development corporations and community groups. Our mission is to serve the community by:

- Serving as a primary resource for information on brownfields and brownfields redevelopment in New York City.
- Advancing public awareness and understanding of benefits, opportunities, and best practices of brownfield redevelopment.
- Promoting excellence in brownfield redevelopment by honoring successful brownfield projects.
- Supporting the education and training of brownfield professionals, workers, and students.
- Fostering collaborative relationships among brownfield developers, property owners, government agencies, and community groups.

We applaud and wish to support the City's efforts to focus on funding of investigation and cleanup of brownfield sites slated to become preferred community development projects. To this end, the Partnership is prepared to make available to participants in such projects its pro-bono environmental referral service that provides developers, land

owners, local development corporations, and community-based organizations with advice on how to manage properties that require investigation and cleanup. The Partnership projects a minimum of 50 hours of senior environmental attorney and/or senior technical consultant time, valued at greater than \$15,000, being provided annually on a pro-bono basis in connection with this referral service.

As you are aware, the Partnership also supports development of future brownfield leaders through our internships and scholarship program. Over the past three years, over \$30,000 in scholarship funding has been awarded. In the upcoming year, we anticipate the award of \$10,000 to recipients of our Abbey Duncan Brownfield Scholarship.

We thank you for the opportunity to partner with you on this initiative to support these brownfield projects. Please contact me at ernie.rossano@erm.com should you have any questions.

Sincerely,

A handwritten signature in cursive script that reads "Ernie Rossano". To the right of the signature, the initials "(Sbb)" are written in a similar cursive style.

NYC Brownfield Partnership
Ernest Rossano, C.P.G.
President

ER/Isf



City of New York
EPA RLF Grant Proposal

Attachment 2:
Community Organizations Letters of Commitment

November 8, 2017

Dr. Daniel Walsh
Director
New York City Mayor's Office of Environmental Remediation
100 Gold Street, 2nd Floor
New York, NY 10038

Re: EPA Brownfields Assessment & Revolving Loan Fund Grant Applications

Dear Dr. Walsh:

I am pleased to provide this letter in support of the City of New York's Revolving Loan Fund Grant application.

As a Clinical Associate Professor of Real Estate at New York University, I am privileged to educate graduate students in green building, property development, and sustainable development. As you know, besides my work at NYU, I have been personally committed to the continued work in the area of brownfields, as a speaker at national conferences and involvement in the implementation of the New York State Brownfields legislation. My new book, *Urban Redevelopment*, features a section on Brownfields.

In addition, through my work with community groups on brownfields planning efforts, such as SOBRO and Newtown Creek Alliance, among others, I have witnessed the relationships that your office has forged with residents, grassroots activists and developers. Should the City receive additional EPA grant funds, I will continue to work with you to identify priority sites and communicate with neighborhood groups.

If you would like to discuss further, you can reach me at 212-992-3256 or via email at barry.hersh@nyu.edu. Thank you for the continued work on brownfields in New York City.

Sincerely,
Barry Hersh

Barry Hersh, AICP
Clinical Associate Professor and Chair
MS in Real Estate Development Program
New York University, School of Professional Studies
Schack Institute of Real Estate



November 9, 2017

Dr. Daniel Walsh
Director of the Mayor's Office of Environmental Remediation
City of New York
100 Gold Street, 2nd Floor
New York, New York 10038

Re: EPA Brownfields Grants Application

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We thank you for the opportunity to partner with you on this initiative to support these brownfield projects. Please contact me at ernie.rossano@erm.com should you have any questions.

Sincerely,

A handwritten signature in cursive script that reads "Ernie Rossano". To the right of the signature, the initials "(Sbb)" are written in a similar cursive style.

NYC Brownfield Partnership
Ernest Rossano, C.P.G.
President

ER/Isf



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Rev. Canon Frederick B. Williams

November 9, 2017

Dr. Daniel Walsh

New York City Mayor's Office of Environmental Remediation
100 Gold Street, 2nd Floor
New York, New York 10038

Dear Dr. Walsh,

I am writing this letter on behalf of the Harlem Congregations for Community Improvement, Inc. (HCCI). Founded in 1986, HCCI is a coalition of more than 90 inter-faith congregations who provide economic development and empowerment opportunities to help Harlem residents rebuild and sustain their community.

Economic development in Harlem means tackling brownfields. We have been involved with the state's Brownfield Opportunity Areas Program with a focus on the Bradhurst section of Harlem. Now that we are winding down with the planning piece of the puzzle, we are in need of funding for the investigation of the high priority strategic sites. The U.S. Environmental Protection Agency funded grant work would build upon these previously expended grant planning dollars.

This letter is in support of possible U.S. Environmental Protection Agency funding that would fund work led by community-based organizations throughout the city. We will support implementation of this funding in any way we can. Aside from being a network of 90 congregations, our real estate office has developed more than 2,000 units of low, moderate, and middle income housing and nearly 40 commercial spaces. As you can imagine, that means access to quite a few people in Harlem. Our outreach methods which could help advertise the usage of these grants range from extensive email lists to bulletin boards in our office locations. We are also able to assist in organizing and facilitating community meetings.



Office of Health & Wellness
Strategies
(212) 283-5266 PH
(212) 283-2697 FAX

Office of Real Estate
Development
(212) 281-4887 PH
(212) 281-8102 FAX

Office of Equitable
& Human Capital
Development
(212) 281-4887 PH
(212) 281-8102 FAX

HCCI Computer
Clubhouse
(212) 281-4887 PH
(212) 281-8102 FAX

Thank you for your consideration, and may you have a blessed day.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Malcolm Punter', with a long horizontal flourish extending to the right.

Malcolm Punter
President & CEO
212.281.4887

U.S. Environmental Protection Agency Brownfields Grants Application Summary

In 2007, New York City released *PlaNYC; A Greener Greater New York (PlaNYC)*, a sustainability plan designed to address the needs of the City's expanding population which is expected to reach nine million by 2030. One of the critical focus areas of *PlaNYC* is addressing brownfields throughout New York. To this end, the City of New York is pursuing federal funding to provide for the investigation and cleanup of brownfield sites throughout the Boroughs.

If awarded, the grants will focus on funding investigation and cleanup of brownfield sites slated to become preferred community development projects. This complements NYC's Brownfield Cleanup Program housed in the Mayor's Office of Environmental Remediation (OER). During the years OER has been in existence, the office has been able to create a wide range of brownfield initiatives designed to support the ambitious goals of PlaNYC. Through ongoing efforts, OER recognizes that there are clear patterns of brownfield sites that cluster in communities of need. While some OER resources are available, limited OER funding is not always sufficient to jump start priority brownfield redevelopment projects in these communities. Award of the EPA funding would provide needed investigation and remediation funds, which can then be leveraged by OER's Brownfield Incentive Grant (BIG) Program funding to ensure that priority community projects are investigated and remediated and thus able to move toward redevelopment.

For further information...

**Please contact Michele
Christina of BRS with any
questions, comments or to
review drafts of NYC OER's
EPA Brownfields Grant
applications**

Michele Christina
(856) 964-6456 Ext. 1
michele@brsinc.com

The US Environmental Protection Agency (EPA) annually offers grants for environmental assessment and grants to capitalize remediation revolving loan funds for these purposes. This year, the City will again be applying for a Revolving Loan Fund Grant. If awarded, the funds can be used to cover a variety of environmental remediation expenses.

BRS, Inc. has been hired to prepare and submit the EPA grant applications, which are fairly competitive. On average, less than one-third of applications submitted every year are awarded. Over the past 12 years, BRS has obtained close to \$100 million in grant funding. BRS has a success rate of approximately 85% for EPA Brownfield Grants.

GMDC

1155 MANHATTAN AVENUE
BROOKLYN, NY 11222
PHONE 718 383.3935 FAX 718 383.6339
WWW.GMDCONLINE.ORG

9 November 2017

Dr. Daniel Walsh
City of New York Mayor's Office of Environmental Remediation
100 Gold Street, 2nd Floor
New York, NY 10038

Dear Dr. Walsh:

The Greenpoint Manufacturing and Design Center (GMDC) is the premier nonprofit industrial developer in New York City. GMDC has rehabilitated six North Brooklyn manufacturing buildings for occupancy by small manufacturing enterprises, artisans and artists. Currently GMDC owns and manages four of these properties, which together represent more than half a million square feet of space. These buildings are occupied by more than 100 businesses that together employ more than 500 people.

GMDC creates and sustains viable manufacturing sectors in urban neighborhoods through planning, developing, and managing real estate and offering other related services. Some of the ways we do this include:

- Acquiring, rehabbing, and managing derelict industrial properties.
- Serving as a financial intermediary.
- Acting as advocates by building coalitions and fostering collaboration among stakeholders.
- Building the field and promoting our model by publishing, presenting at conferences, and providing technical assistance to other communities.

Newtown Creek, a tributary of the East River, separates Queens from Brooklyn. One of the most polluted waterways in North America, Newtown Creek is adjacent to six state Superfund sites and dozens of other brownfield properties. In 2008, GMDC, Riverkeeper, and the Newtown Creek Alliance received a grant from the New York State Brownfield Opportunity Areas ("BOA") initiative to fund a community-driven planning and redevelopment analysis of Newtown Creek and surrounding contaminated sites. In fact, this area includes over 400 tax lots, more than half of which are polluted.

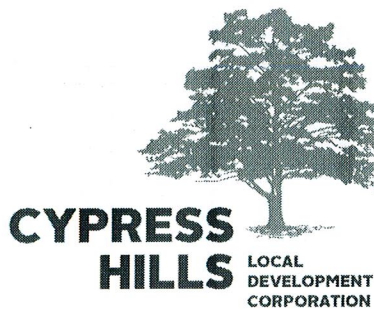
GMDC is a rare nonprofit industrial developer with a rare perspective. I know this EPA funding you are seeking would be used to assist in investigating and remediating priority sites around the city, an important task that will benefit all the BOAs and communities they serve. In addition, given our aforementioned roles as a property owner and manager, we will assist the city with locating possible industrial site end users for former brownfields once they have been redeveloped.

Thank you very much for considering this application and the many benefits this EPA funding would bring to New York City.

Sincerely,



Brian T. Coleman
CEO



625 Jamaica Avenue
Brooklyn, NY 11208-1203

T 718 647 2800
F 718 647 2805
info@cypresshills.org

cypresshills.org

November 13, 2017

Daniel Walsh, Ph.D.
Director of the Mayor's Office of Environmental Remediation
City of New York
1 00 Gold Street, 2nd Floor
New York, NY 10038-1605

Dear Dr. Walsh,

This letter is in support of New York City's application for US Environmental Protection Agency grant for the Revolving Loan Fund.

My organization, the Cypress Hills Local Development Corporation (CHLDC), is a not-for-profit community organization in Brooklyn that was established in 1983. We serve approximately 8,000 residents a year through a comprehensive array of community service programs and neighborhood development projects. With the assistance of a \$412,743 Brownfield Opportunity Area (BOA) grant awarded by the State of New York for the East New York BOA's Nomination Study, we're working on preservation, stabilization and expansion of affordable housing, the creation of viable economic development opportunities, including green manufacturing and job training, safe and sustainable transportation routes and improved access to open space. These parcels are typically brownfields that need to be investigated and cleaned up.

We have a great need for funding these activities and support the city's efforts to obtain any additional public funding that would serve these purposes. If awarded, we will publicize the uses of these grants at local community meetings, particularly regarding the projects occurring in Brooklyn. We will also publicize city brownfields events as requested, such as on our website's event calendar. Any sites investigated in the East New York BOA will leverage the State BOA funding provided for planning and community outreach.

I appreciate your consideration of my support for these grants. My telephone number is (917) 893 8801 extension 216 if you would like to contact me.

Regards,

Teghvair Singh Sethi
Senior Project Manager



center for urban
community services

198 E. 121st Street, 6th floor
New York, NY 10035
Tel: 212 801 3300
www.cucs.org

Rebuilding lives together

November 15, 2017

Dr. Daniel Walsh, Director
City of New York Office of Environmental Remediation
100 Gold Street, 2nd Floor
New York, NY 10038

Dear Dr. Walsh:

The Center for Urban Community Services is a result of a group of innovators coming together at Columbia University in 1979 to help people rise from poverty, exit homelessness, and be healthy. Today, as a completely independent non-profit since 1993, we continue to help individuals and families move out, and stay out, of homelessness all throughout New York City.

We excel at developing affordable housing and providing integrated programs that link housing, health and social services for New York's homeless and most vulnerable people. With ninety percent of our funding focused exclusively on programming, our pioneering housing programs have laid the groundwork for the development of evidence-based supportive housing services nationwide. We have helped thousands of people move off the streets and out of shelters into housing while receiving much needed supportive services.

The Center for Urban Community Services supports the grant application for this EPA revolving loan fund cleanup grant. Should this program come to fruition, we have already identified a project that we would like to vet for use of the EPA funding as a means by which to conduct the remediation of the site. As part of the West 127th Street Residence project, the Center for Urban Community Services plans to build 117 units of affordable housing, 71 for formerly homeless residents, for approximately \$72.1 million, which includes the development of the site and providing case management and support services to all the residents.

Our pipeline of affordable and transitional housing projects will ensure hundreds of individuals and families will receive the housing and care they need. With eighty-five percent of our revenue source coming from the government, this additional funding is vital for the investigation and clean-up of brownfields, which is a required step for site development.

My very best,

Tony Hannigan
President and CEO



THE ARKER COMPANIES
REAL ESTATE DEVELOPMENT

November 15, 2017

Dr. Daniel Walsh
Director
City of New York Office of Environmental Remediation
100 Gold Street, 2nd Floor
New York, NY 10038

Dear Dr. Walsh:

The Arker Companies is pleased to submit this letter for the City of New York Office of Environmental Remediation's application for EPA Brownfields Revolving Loan Fund grant. We have been working with the City's Department of Housing and Preservation Development and are very interested in the possible use of this funding to address any environmentally contaminated soil that may be encountered at a proposed project, Debevoise Senior Housing. This \$19.8 million project will result in the redevelopment of a residential building with 65 units of affordable housing in Bushwick, Brooklyn. The cleanup of brownfields is a necessary step in the development process and access to these funds is important for achieving our affordable housing goals.

Since 1949, The Arker Companies have created properties built as solid as the bedrock New York stands on. With our well-established relationships between private sector investors, federal, state and local agencies, and not-for-profit organizations, we have developed over 6000 units of affordable housing and nearly 1 million square feet of commercial office space.

The Arker Companies looks forward to collaborating with the City of New York Office of Environmental Remediation to remediate brownfield sites and develop new affordable housing for New Yorkers. I hope to learn that this application is successful and wish you the best of luck in being awarded these funds.

Regards,


Simon Bacchus
Director of Development



November 15, 2017

Dr. Daniel Walsh
Director
City of New York Office of Environmental Remediation
100 Gold Street, 2nd Floor
New York, NY 10038

Dear Dr. Walsh:

I am writing to offer my support of the Office of Environmental Remediation's application for the Environmental Protection Agency Brownfields Revolving Loan Fund grant.

Breaking Ground's mission is to strengthen individuals, families and communities by developing and sustaining exceptional supportive and affordable housing as well as programs for homeless and other vulnerable New Yorkers. Our work has enabled more than 13,000 people to overcome or avoid homelessness since 1990, and we increase that number every single day. As of 2017, we have more than 1,500 units of housing in various stages of development in the Bronx, Brooklyn and Queens, and are expanding our outreach and transitional housing programs so that we can offer help to every single homeless person we meet.

We were thrilled to learn of the potential use for EPA funding to perform remediation activities for affordable housing projects. This funding could aid Breaking Ground with the cleanup necessary to develop 126 units of affordable housing in the Brownsville section of New York City that has been vacant for nearly four decades. A total of 74 of the units will be for formerly homeless residents. This funding would leverage \$68 million in local, state, and private construction funding for the proposed project. We thank you for the opportunity to partner with you on this new initiative to support these brownfield projects.

Sincerely,

A handwritten signature in black ink, appearing to be "Zach Korb", written over a light blue horizontal line.

Zach Korb
Director, Real Estate Development



City of New York
EPA RLF Grant Proposal

Attachment 3:
Threshold Documentation

THRESHOLD CRITERIA

1. Applicant Eligibility: The City of New York City is a general purpose unit of local government as defined under 40 CFR Part 31.

2. Description of Jurisdiction: The jurisdiction of OER covers all of the City of New York.

3. Letter from the State or Tribal Authority: A letter of support for this application was received from the New York State Department of Environmental Conservation.

4. Oversight Structure and Legal Authority to Manage a Revolving Loan Fund:

a. Cleanup Oversight: In administering the EPA RLF, the City of New York through the Mayor's Office of Environmental Remediation (OER) will comply with all applicable federal and state laws and will ensure that any RLF funded cleanup protects human health and the environment. OER has its own Brownfield Voluntary Cleanup Program to oversee light to moderately contaminated sites. However, OER will work in consultation with EPA regional personnel for oversight review and approval. As such, sub-grant and loan recipients will be required to prepare remedial action work plans and conduct cleanups under the purview of the federal regulatory agency.

b. Legal Opinion: See Attachment 4 for a legal opinion indicating the ability of the City of New York to access and secure sites in the event of an emergency or default of a loan/sub-grant agreement, and the legal authority to perform the actions necessary to manage the EPA RLF.

5. Cost Share:

a. The 20% cost share for the EPA RLF program shall be met with a cash contribution of \$200,000 from OER and/or developers.

b. A hardship waiver for the cost share is not being requested.



City of New York
EPA RLF Grant Proposal

Attachment 4:
Letter from Counsel Containing Legal Opinion

OFFICE OF ENVIRONMENTAL REMEDIATION

253 Broadway - 14th Floor
New York, New York 10007

Mark McIntyre
General Counsel

Tel: (212) 788-3015
Fax: (212) 788-2941

December 10, 2015

Ms. Lya Theodoratos
Regional Brownfields Coordinator
EPA Region 2
U.S. Environmental Protection Agency
290 Broadway, 18th Floor
New York, NY 10007

Re: Application of the City of New York for an EPA Brownfields Revolving
Loan Fund Grant

Dear Ms. Theodoratos:

In connection with the submission of a proposal by the City of New York for a Brownfields Revolving Loan Fund ("RLF") grant, reference is made to the EPA's FY13 Guidelines for such grants (RFP No. EPA-OSWER-OBLR-12-08). The RFP specifically requires a legal opinion demonstrating, with citations, that the City has the legal authority (1) "to access and secure sites in the event of an emergency or default of a loan agreement or nonperformance under a subgrant"; and (2) "to perform the actions necessary to manage a revolving loan fund. At a minimum, legal authority must include the ability to hold funds, make loans, enter into loan agreements, and collect repayments."

This opinion letter is delivered to you as a component of the City's proposal in response to the above-referenced RFP. For purposes of this opinion letter, we have reviewed the RFP. In addition, we have examined such portions of the statutes of the State of New York (the "State") and the Charter of The City of New York (the "City"), and such other applicable laws and court decisions and such documents and other materials as we have deemed necessary or relevant for the purposes of the opinions set forth below. We have cited certain laws below because the FY13 Guidelines require cites to "relevant state law(s) or local ordinance(s)." However, our opinion below is based on all of the materials we have examined and not merely the cited laws.

Based upon such examination, I advise you that in our opinion under existing law:

1. The City has the authority to access and secure sites in the event of an emergency. See NYS Executive Law §24 (local states of emergency and local emergency orders); NYS General City Law §§20(12) (power to protect inhabitants and property from loss or damage), (13) (power to protect property and preserve and care for safety, health, comfort, and general welfare), and (23) (power to exercise all powers necessary and proper for carrying into execution the powers granted to the City); NYC Charter §1403(h) (DEP commissioner has power to respond to emergencies caused by releases or threatened releases of hazardous substances); NYC Charter §435(a) (NYPD has authority to "guard the public health"). It is the City's intention to provide for such access in loan agreements and subgrant agreements to be issued pursuant to a RLF grant, if awarded.

2. The City, as a validly existing municipal corporation under the laws of the State with full power and authority to enter into, enforce, and perform its obligations under contracts, therefore has the authority to access and secure sites in the event of a default of a loan agreement or non-performance. See NYS General City Law §20(1) (power to "contract and be contracted with").

3. As such, the City has the authority to provide, by contract, for the remedy of accessing and securing sites in the event of a default of a loan agreement or nonperformance under a subgrant. When executed and delivered by the City and, assuming due authorization, execution and delivery by, and validity against the loan recipient or subgrantee, such loan agreement or subgrant will be a legal, valid and binding agreement, enforceable by the City in accordance with its terms, except to the extent that the enforceability thereof is subject to the overriding State interest in promoting the health, safety and welfare of the people of the State, and may be limited by bankruptcy, insolvency, reorganization, moratorium or other similar laws now or hereafter in effect relating to creditors' rights generally, and to general principles of equity (regardless of whether the enforcement of such remedies is considered in a proceeding in law or at equity).

4. The City has the power to apply for, accept, and expend funds made available pursuant to the subject RFP, and the power to take all actions necessary to effectuate the purpose of the program in question. See NYS General Municipal Law §99-h. The City thus has the power to hold funds, make loans, enter into loan agreements, and collect repayments pursuant to this program.

We have rendered this opinion solely for the EPA's use in connection with the City's proposal for the Brownfields RLF grant. This opinion is not to be employed, relied upon, referred to or quoted by any other person or for any other purpose.

Sincerely



Mark McIntyre, Esq.

Application for Federal Assistance SF-424

* 1. Type of Submission:

- ☐ Preapplication
☒ Application
☐ Changed/Corrected Application

* 2. Type of Application:

- ☒ New
☐ Continuation
☐ Revision

* If Revision, select appropriate letter(s):

* Other (Specify):

* 3. Date Received:

11/16/2017

4. Applicant Identifier:

5a. Federal Entity Identifier:

5b. Federal Award Identifier:

State Use Only:

6. Date Received by State:

7. State Application Identifier:

8. APPLICANT INFORMATION:

* a. Legal Name:

City of New York

* b. Employer/Taxpayer Identification Number (EIN/TIN):

13-6400434

* c. Organizational DUNS:

9650480980000

d. Address:

* Street1:

100 Gold Street, 2nd Floor

Street2:

* City:

New York

County/Parish:

* State:

NY: New York

Province:

* Country:

USA: UNITED STATES

* Zip / Postal Code:

10038-1621

e. Organizational Unit:

Department Name:

Office of Env. Remediation

Division Name:

f. Name and contact information of person to be contacted on matters involving this application:

Prefix:

* First Name:

Lee

Middle Name:

* Last Name:

Ilan

Suffix:

Title:

Chief of Planning

Organizational Affiliation:

Office of Environmental Remediation

* Telephone Number:

212-788-2929

Fax Number:

* Email:

lilian@cityhall.nyc.gov

Application for Federal Assistance SF-424

* 9. Type of Applicant 1: Select Applicant Type:

C: City or Township Government

Type of Applicant 2: Select Applicant Type:

Type of Applicant 3: Select Applicant Type:

* Other (specify):

* 10. Name of Federal Agency:

Environmental Protection Agency

11. Catalog of Federal Domestic Assistance Number:

66.818

CFDA Title:

Brownfields Assessment and Cleanup Cooperative Agreements

* 12. Funding Opportunity Number:

EPA-OLEM-OBLR-17-08

* Title:

FY18 GUIDELINES FOR BROWNFIELDS REVOLVING LOAN FUND GRANTS

13. Competition Identification Number:

Title:

14. Areas Affected by Project (Cities, Counties, States, etc.):

1235-NYC SF 424 areas affected.pdf

Add Attachment

Delete Attachment

View Attachment

* 15. Descriptive Title of Applicant's Project:

City of New York 2017 US EPA Brownfields Revolving Loan Fund Grant

Attach supporting documents as specified in agency instructions.

Add Attachments

Delete Attachments

View Attachments

Application for Federal Assistance SF-424**16. Congressional Districts Of:*** a. Applicant * b. Program/Project

Attach an additional list of Program/Project Congressional Districts if needed.

17. Proposed Project:* a. Start Date: * b. End Date: **18. Estimated Funding (\$):**

* a. Federal	<input type="text" value="1,000,000.00"/>
* b. Applicant	<input type="text" value="200,000.00"/>
* c. State	<input type="text" value="0.00"/>
* d. Local	<input type="text" value="0.00"/>
* e. Other	<input type="text" value="0.00"/>
* f. Program Income	<input type="text" value="0.00"/>
* g. TOTAL	<input type="text" value="1,200,000.00"/>

*** 19. Is Application Subject to Review By State Under Executive Order 12372 Process?**

- ☐ a. This application was made available to the State under the Executive Order 12372 Process for review on .
- ☒ b. Program is subject to E.O. 12372 but has not been selected by the State for review.
- ☐ c. Program is not covered by E.O. 12372.

*** 20. Is the Applicant Delinquent On Any Federal Debt? (If "Yes," provide explanation in attachment.)**☐ Yes ☒ No

If "Yes", provide explanation and attach

21. *By signing this application, I certify (1) to the statements contained in the list of certifications and (2) that the statements herein are true, complete and accurate to the best of my knowledge. I also provide the required assurances** and agree to comply with any resulting terms if I accept an award. I am aware that any false, fictitious, or fraudulent statements or claims may subject me to criminal, civil, or administrative penalties. (U.S. Code, Title 218, Section 1001)**

☒ ** I AGREE

** The list of certifications and assurances, or an internet site where you may obtain this list, is contained in the announcement or agency specific instructions.

Authorized Representative:

Prefix: * First Name:

Middle Name:

* Last Name:

Suffix:

* Title: * Telephone Number: Fax Number: * Email: * Signature of Authorized Representative: * Date Signed:

14. Areas Affected by Project:

City of New York, NY

SF 424 Application for Federal Assistance Attachment

Congressional Districts of Applicant:

NY-005, NY-006, NY-007, NY-008, NY-009, NY-010, NY-011, NY-012, NY-013, NY-014, NY-015, NY-016, and NY-017

Congressional Districts of Program/Project:

NY-005, NY-006, NY-007, NY-008, NY-009, NY-010, NY-011, NY-012, NY-013, NY-014, NY-015, NY-016, and NY-017